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CENTRAL DIST. OF CALIF.
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FILED

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4 Southern California
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10 Attorney for Plaintiffs

UNITED STATES CENTRAL DISTRICT COURT OF CALIFORNIA

11 MONICA MENDOZA, an individual;
12 E.P., a minor, by Monica Mendoza, his
13 guardian; K.P., a minor, by Monica
14 Mendoza, her guardian; G.P., a minor,
15 by Monica Mendoza, her guardian;
16 K.G., a minor, by Monica Mendoza, her
17 guardian; and SOUTHERN
18 CALIFORNIA HOUSING RIGHTS
19 CENTER, d/b/a HOUSING RIGHTS
20 CENTER, a California nonprofit
21 corporation,

Plaintiffs,

vs.

22 NEUMAN, STEINHAUSER, SAENZ &
23 ARDITO, LLP, a California limited
24 liability partnership; WARREN
25 STEINHAUSER, individually and as
26 partner of Neuman, Steinhauser, Saenz
27 & Ardito, LLP; STAGEN REALTY &
28 MANAGEMENT, INC., a California
Corporation d/b/a MARIPOSA ARMS;
STAGEN PROPERTY
MANAGEMENT, INC., a California
Corporation d/b/a MARIPOSA ARMS;
THOMAS STAGEN, d/b/a MARIPOSA
ARMS, individually and as President of
Stagen Realty & Management, Inc.,
Stagen Property Management, Inc. and
Mariposa Arms; ELIAS GARCIA,
individually and as Field Manager of
Stagen Realty & Management, Inc. and

Case No: **CV 10-03569**

**COMPLAINT FOR COMPENSATORY
DAMAGES, PUNITIVE DAMAGES,
AND INJUNCTIVE RELIEF FOR
VIOLATION OF 42 U.S.C. §§ 3601-
3619; CAL GOV'T CODE §12955, et
seq; and CAL CIV. CODE §51 et seq**

MMM
(Ex)

1 **Mariposa Arms; JOSE CALLEJAS,**)
 2 **individually and as a Resident Manager**)
 3 **of Stagen Realty & Management, Inc.**)
 4 **and Mariposa Arms**)

5 **Defendants.**)
 6)
 7)
 8)

9 **INTRODUCTION**

10 1. This is an action for declaratory and injunctive relief and damages against
 11 Neuman, Steinhauser, Saenz & Ardito, LLP; Warren Steinhauser; Stagen Realty &
 12 Management, Inc.; Stagen Property Management, Inc.; Mariposa Arms; Thomas Stagen;
 13 Elias Garcia and Jose Callejas (collectively "Defendants"), for sexual harassment and
 14 discrimination based on familial status and national origin in connection with the rental
 15 of housing. Defendants have engaged in a pattern or practice of conduct with the purpose
 16 and the effect of discriminating against women, Guatemalans, Mexicans and families
 17 with minor children by among other things: imposing unreasonably restrictive rules,
 18 terms and conditions on the tenancies of Guatemalans and Mexicans; imposing
 19 unreasonably restrictive rules, terms and conditions on the tenancies of individuals with
 20 children; making written and oral statements of preference disfavoring individuals with
 21 children; making written and oral statements disfavoring Guatemalans and Mexicans; and
 22 sexually harassing female tenants. This action arises under the Fair Housing Act of 1968,
 23 as amended, 42 U.S.C. § 3601, et seq., and related state laws.

24 **II. JURISDICTION AND VENUE**

25 1. The jurisdiction of this Court over the subject matter of this action is
 26 predicated on 28 U.S.C. § 1331 in that the claims alleged herein arise under the laws of
 27 the United States, specifically the federal Fair Housing Act, 42 U.S.C. §§ 3601-3619
 28 ("FHA"). The state law claims form the same case and controversy as the federal law

1 claims. Thus, this Court has supplemental jurisdiction pursuant to 28 U.S.C. § 1367 to
2 hear and determine Plaintiffs' state law claims.

3 2. All Defendants reside in this district and all events giving rise to this
4 complaint occurred in this district. Thus venue is proper in the Central District of
5 California under 28 U.S.C. § 1391(b)(2).

6 3. This Court has authority to grant declaratory and injunctive relief as well as
7 actual and punitive damages pursuant to 42 U.S.C. § 3612(o)(3); and 42 U.S.C. §
8 3613(c)(1). The Court also has the authority to award Plaintiffs their reasonable
9 attorneys' fees and costs pursuant to 42 U.S.C. § 3613(c)(2).

10 **III. PARTIES**

11 1. At all times mentioned and relevant herein, Plaintiff Monica Mendoza ("Ms.
12 Mendoza") was and is a tenant of an apartment owned and managed by Defendants as
13 alleged herein and located at 1028 N. Mariposa, Los Angeles, California, ("Subject
14 Property"). Ms. Mendoza was and is a resident of the County of Los Angeles.

15 2. At all times mentioned and relevant herein, Plaintiff K.G. ("K.G.") was and is a
16 tenant of the Subject Property. K.G. is the twelve-year-old daughter of Plaintiff
17 Mendoza.

18 3. From approximately the year 2004, Plaintiff G.P. ("G.P.") was and is a tenant of
19 the Subject Property. G.P. is the six-year-old daughter of Plaintiff Mendoza.

20 4. From approximately the year 2005, Plaintiff K.P. ("K.P.") was and is a tenant of
21 the Subject Property. K.P. is the five-year-old daughter of Plaintiff Mendoza.

22 5. From approximately the year 2007, Plaintiff E.P. ("E.P.") was and is a tenant of
23 the Subject Property. E.P. is the three-year-old son of Plaintiff Mendoza.

24 6. Plaintiff Southern California Housing Rights Center ("HRC") is a non-profit
25 corporation organized under the laws of the State of California with its principal place of
26 business at 520 S. Virgil Avenue, Suite 400, Los Angeles, California. HRC's mission is
27 to actively support and promote fair housing through education and advocacy in order
28

1 that all persons have the opportunity to secure the housing they desire and can afford,
2 without being discriminated against based on their race, color, religion, gender, sexual
3 orientation, national origin, familial status, marital status, disability, ancestry, age, source
4 of income or other characteristics protected by law. HRC engages in activities to identify
5 barriers to fair housing in the County of Los Angeles and to counteract and eliminate
6 discriminatory housing practices. HRC activities include, but are not limited to: (1)
7 outreach and education to the community regarding fair housing; (2) investigating
8 allegations of discrimination; (3) conducting tests of housing facilities to determine
9 whether freedom of residence and equal opportunity are provided; (4) taking other
10 necessary steps to assure equal opportunity in order to counteract and eliminate
11 discriminatory housing practices.

12 7. In support of its goals, HRC engages in a variety of educational, counseling and
13 referral services throughout Los Angeles, as well as conducting tests for housing
14 discrimination throughout the area. HRC staff has spoken at various forums sponsored
15 by government agencies and real estate industry groups. These activities provide
16 guidance and information to individuals throughout HRC's service area who are seeking
17 and providing housing.

18 8. The public outreach activities in which HRC engages have generated numerous
19 phone calls from individuals who have a variety of needs in seeking access to housing.
20 HRC counsels these individuals on the options available to them to obtain access to
21 integrated housing and/or refers the callers to appropriate government and community
22 agencies for assistance.

23 9. Upon information and belief, at all times mentioned and relevant herein,
24 Defendant Neuman, Steinhauser, Saenz, & Ardito, LLP, a California limited liability
25 partnership with its primary place of business located in Beverly Hills, California, was
26 and is the owner and/or manager of a residential rental apartment complex located at
27 1028 North Mariposa Avenue in the County of Los Angeles ("Subject Property").
28

1 10. Upon information and belief, at all times mentioned and relevant herein, Defendant
2 Warren Steinhauser was and is an owner, partner and/or agent of Defendant Neuman,
3 Steinhauser, Saenz & Ardiot, LLP. In this capacity, Mr. Steinhauser was and is
4 responsible for approving potential tenants and terminating the leases of in-place tenants
5 as well as approving the rules and regulations implemented at the Subject Property,
6 through policies, practices and processes adopted and implemented directly by him
7 and/or her partners, agents or employees. At all times mentioned and relevant herein,
8 Mr. Steinhauser was and is a resident of the County of Los Angeles.

9 11. Upon information and belief, at all times mentioned and relevant herein,
10 Defendant Stagen Realty & Management, Inc., a California corporation, d/b/a Mariposa
11 Arms, with its primary place of business located in Beverly Hills, California, was and is
12 the manager of the Subject Property.

13 12. Upon information and belief, at all times mentioned and relevant herein,
14 Defendant Stagen Property Management, Inc., a California corporation, d/b/a Mariposa
15 Arms, with its primary place of business located in Beverly Hills, California, was and is
16 the manager of the Subject Property.

17 13. Upon information and belief, at all times mentioned and relevant herein,
18 Defendant Thomas Stagen was and is an owner, partner and/or agent of Defendant
19 Stagen Realty & Management, Inc. d/b/a Mariposa Arms, as well as owner, partner
20 and/or agent of Defendant Stagen Property Management, Inc. d/b/a Mariposa Arms. In
21 this capacity, Mr. Stagen was and is responsible for approving potential tenants and
22 terminating the leases of in-place tenants as well as approving the rules and regulations
23 implemented at the Subject Property, through policies, practices and processes adopted
24 and implemented directly by him and/or her partners, agents or employees. At all times
25 mentioned and relevant herein, Mr. Stagen was and is a resident of the County of Los
26 Angeles.
27
28

1 14. Upon information and belief, at all times mentioned and relevant herein,
 2 Defendant Elias Garcia was and is the "Field Manager" of the Subject Property and an
 3 employee and agent of Defendant Stagen Realty & Management, Inc., Stagen Property
 4 Management, Inc. and Mariposa Arms. Mr. Garcia is an "owner" within the meaning of
 5 Cal. Gov't Code §§ 12927(e) and 12955(a) and a "person" subject to the anti-
 6 discrimination provisions of 42 U.S.C. § 3602(d). At all times mentioned and relevant
 7 herein, Mr. Garcia was and is a resident of the County of Los Angeles.

8 15. Upon information and belief, at all times mentioned and relevant herein,
 9 Defendant Jose Callejas was and is the onsite property manager of the Subject Property
 10 and an employee and agent of Defendant Stagen Realty & Management, Inc., Stagen
 11 Property Management, Inc. and Mariposa Arms. Mr. Callejas is an "owner" within the
 12 meaning of Cal. Gov't Code §§ 12927(e) and 12955(a) and a "person" subject to the anti-
 13 discrimination provisions of 42 U.S.C. § 3602(d). At all times mentioned and relevant
 14 herein, Mr. Callejas was and is a resident of the County of Los Angeles.

15 16. Plaintiffs are informed and believe that each Defendant was the agent, employee,
 16 partner, co-conspirator, or other authorized representative of the other, and in committing
 17 the acts and omissions alleged hereinafter, were acting within the scope of their agency,
 18 employment, partnership, conspiracy, or other authorized representation. Whenever and
 19 wherever reference is made in this Complaint to any acts of Defendants, such allegations
 20 and reference shall also be deemed to mean the acts of each Defendant acting
 21 individually, jointly or severally.

22 **IV. FACTUAL ALLEGATIONS**

23 **A. Introduction**

24 17. The Subject Property is a dwelling within the meaning of 42 U.S.C. § 3602(b).
 25

26 18. Defendants, acting individually or in concert, directly or through agents, have
 27 engaged in a pattern or practice of discrimination against women, tenants of Mexican and
 28 Guatemalan descent, and families with children in the operation of the Subject Property.

1 Defendants continue to engage in such a pattern or practice of discrimination so as to
2 constitute a continuing violation.

3 19. Defendants' unlawful conduct includes, but is not limited to, commission of the
4 following discriminatory housing practices:

- 5 a. Willfully and knowingly refusing to rent to tenants of Mexican and
6 Guatemalan descent;
- 7 b. Making rental accommodations unavailable to women, households including
8 children and/or individuals from Mexico or Guatemala;
- 9 c. Discriminating against a person in the terms, conditions, or privileges of
10 rental of a dwelling, or in the provision of services or facilities in connection
11 therewith, because of race, sex, familial status, or national origin;
- 12 d. Making, printing, or publishing, or causing to be made, printed, or published
13 any notice, statement, or advertisement, with respect to the sale or rental of a
14 dwelling that indicates any preference, limitation, or discrimination based on
15 sex, familial status, or national origin, or an intention to make any such
16 preference, limitation, or discrimination;
- 17 e. Making false representations about the availability of dwellings based on
18 national origin;
- 19 f. Otherwise making unavailable or denying a dwelling to any person because
20 of sex, familial status, or national origin; and
- 21 g. Interfering with persons in the exercise and enjoyment of rights granted or
22 protected under the California Fair Employment and Housing Act, CAL.
23 GOV'T CODE § 12955.

24 20. In the alternative, Defendants have negligently failed to hire, train, supervise and
25 discipline their agents and employees, and themselves, in order to conform the operation
26 of the Subject Property to the standard of care for the industry.

27 **B. The Tenancy of Monica Mendoza**
28

21. On or about November 2001, Plaintiff Monica Mendoza moved into unit 107 at the Subject Property. Ms. Mendoza now lives in unit 103 at the Subject Property with her minor children E.P. age 3, K.P. age 5, G.P. age 6 and K.G. age 12.

22. On or around August 2009, Defendants issued to Ms. Mendoza and other tenants of the Subject Property, written rules entitled “**MARIPOSA ARMS APARTMENT RULES AND REGULATIONS**” (hereinafter, “Rules” attached hereto as Exhibit 1). The Rules state in part: “Children shall not play in the courtyard area, vestibules or stairways of the apartment building.” The Rules also state: “SOME OTHER RULES MAY APPLY Such NO PARTIES, B.B. Q PINANTAS, NOISE AT ANY TIME ETC ETC, ETC. ANY VIOLATION MAY CAUSE EVICTION”. [All *sic*.]

23. Defendants Garcia and Callejas yell at Ms. Mendoza’s children when they are in common areas of the property, telling them “go back inside” and “you can’t be out here,” or words to that effect. Defendants Garcia and Callejas also refer to Ms. Menodoza’s children as “pigs” and “animals.” This behavior by Defendants Garcia and Callejas has occurred repeatedly and continuously throughout the past two years of Ms. Mendoza’s tenancy.

24. Defendants Garcia and Callejas have also selectively enforced the “no parties” rule, forbidding Ms. Menodoza and her family from having gatherings in the common area, while allowing tenants of El Salvadorian descent to have gatherings in the common areas.

C. Housing Rights Center’s Investigation

Discrimination based on Familial Status

25. On or around August 2009, Ms. Mendoza contacted the Housing Rights Center (“HRC”) to complain about the behavior of Defendants Garcia and Callejas and the Rules at the Subject Property. In response to Ms. Mendoza’s complaint, HRC conducted an investigation into Defendants’ operation of the Subject Property

26. On September 28, 2009, HRC conducted an on-site survey of tenants at the Subject Property. The survey confirmed that there are rules in operation at the Subject

1 Property restricting children's access to, and use of, the Subject Property. Five tenants
2 understood the Rules to mean they were not to allow their children to play outside.

3 27. The survey also unearthed evidence that Defendant Garcia and Defendant
4 Callejas harassed children and families with children. Specifically, Defendant Garcia
5 referred to the children of one tenant as "pigs." Another tenant stated Defendant Garcia
6 told her that her children "live like pigs" and that the Subject Property is "bad" because
7 of the kids. A third tenant stated Defendant Garcia does not like kids and that he accused
8 her children of living like pigs. A fourth tenant heard Defendant Garcia curse at her
9 children, calling them profane and derogatory names.

10 28. On December 29, 2009 HRC staff spoke to Defendant Steinhauser to express
11 concerns regarding the Rules in operation at the Subject Property and demand that the
12 discriminatory practices targeting families with children be changed. Defendant
13 Steinhauser asked for the demand in writing; a written demand was sent to him on
14 December 30, 2009.

15 29. On January 11, 2010 HRC contacted Defendant Steinhauser to follow up on the
16 written demand. Defendant Steinhauser informed HRC that his property supervisor,
17 Defendant Thomas Stagen, would be handling HRC's complaint.

18 30. HRC staff spoke to Defendant Stagen on multiple occasions between January 11,
19 2010 and February 26, 2010. Each time, Defendant Stagen put off responding to HRC
20 staff regarding the concerns raised in the December 30, 2009 letter sent to Defendant
21 Steinhauser.

22 31. On February 26, 2010 HRC staff sent a final letter to both Defendant Stagen and
23 Defendant Steinhauser demanding that the discriminatory policies at the Subject Property
24 cease and provided a final opportunity to conciliate the matter. Defendants failed to
25 respond to the letter as requested.

26 32. Upon information and belief, the Rules restricting children's access to and use of
27 the Subject Property are still in effect.
28

1 33. Upon information and belief, Defendants continue to enforce the Rules restricting
2 children's access to, and use of, the Subject Property.

3 ***Discrimination based on Sex***

4 34. An investigation conducted by HRC confirmed discrimination based on sex at the
5 Subject Property. Two female tenants report being subjected to unwanted sexual
6 advances or propositions by Defendant Callejas. Specifically, one female tenant stated
7 Defendant Callejas offered to fix her sink if she would sleep with him. The same tenant
8 later asked Defendant to fix an electrical outlet in her unit. Defendant Callejas responded
9 "Oh I'll plug what you want, the way you want," or words to that effect. When the same
10 tenant asked how the mess in the common area would be cleaned up, Defendant Callejas
11 responded "I'll start wherever you want, but I like to start from behind" or words to that
12 effect. Another female tenant stated that when Defendant Callejas came into her unit to
13 fix a sink, he lasciviously looked at her freshly-made bed and said "Now I can sleep on
14 your bed."

15 ***Discrimination based on Race and/or National Origin***

16 35. The Rules in effect at the Subject Property specifically prohibit the use of piñatas,
17 a popular Mexican tradition. Many tenants of Mexican or Guatemalan descent also state
18 that the Rules forbid "carne asadas," a social barbeque of Mexican tradition. Five tenants
19 state that Salvadorian tenants are allowed to have parties and gatherings in the common
20 area, but the tenants from Mexico or Guatemala are forbidden to have parties.

21 36. The investigation conducted by HRC further revealed discrimination based
22 national origin at the Subject Property. Multiple tenants reported that Defendants Garcia
23 and Callejas selectively and differentially enforce the Rules at the Subject Property in a
24 manner that favors Salvadorian tenants and disfavors tenants of Mexican and/or
25 Guatemalan descent. Specifically, several tenants mentioned that Salvadorian tenants
26 may keep pets, whereas tenants from Guatemala and Mexico have been forced to get rid
27 of their own pets. Defendants also recently evicted a tenant of Mexican descent for
28 having a dog, even though Salvadorian tenants openly keep dogs on the Subject Property.

1 37. The investigation conducted by HRC also uncovered evidence of Defendants'
2 refusal to rent to home seekers of Mexican and/or Guatemalan national origin. One
3 tenant witnessed a potential renter of Mexican descent being turned away by Defendants
4 and told there were no vacancies, even though there were several vacant units at the time.
5 This tenant states the vacancy was later filled by a Salvadorian. Ms. Mendoza
6 occasionally has home-seekers come to her unit to enquire about vacancies. She directs
7 them to the managers, Defendant Callejas and Defendant Garcia. At least two home-
8 seekers of Mexican descent have come back to Ms. Mendoza's unit and said that the
9 managers have told them the units are already rented. Three additional tenants noted that
10 all new tenants at the Subject Property are Salvadorian.

11 38. The investigation conducted by HRC also uncovered evidence of Defendants'
12 differential treatment of tenants, based on the national origin of the tenant, in connection
13 with repairs. Multiple tenants feel that repairs are done on the units of Salvadorians
14 faster and better than the repairs done, or not done, on the units of Mexican and/or
15 Guatemalans.

16 39. HRC's investigation also exposed Defendant Garcia's use of derogatory and
17 prejudicial statements against Mexicans. Defendant Garcia told one tenant to "Learn to
18 live like the Americans. Learn to live like the gabachos [white people]." Defendant
19 Garcia also told this tenant that she "lives like the people who are from Oaxaca, all dirty
20 and dusty." A different tenant stated Defendant Garcia refers to the undocumented
21 Mexican tenants as "pigs" and "animals." Another tenant from Mexico stated Defendant
22 Garcia told her that her family lives like pigs.

23 **D. Continuing Discrimination**

24 40. Upon information and belief, Defendants continue to engage in rental practices
25 that discriminate against, harass and provide differential treatment to children, families
26 with children, women and tenants of Guatemalan and Mexican descent. Defendants'
27 actions and omissions constitute a continuing violation.
28

1 **V. INJURY**

2 41. As a result of the Defendants' above-described actions, Plaintiff Mendoza and
3 her minor-aged children, E.P., K.P., G.P., and K.G., have suffered, are continuing to
4 suffer, and will in the future suffer, irreparable loss and injury, including, but not
5 limited to, loss of their past housing, deprivation of their full use and enjoyment of their
6 past tenancy, violation of the covenant of quiet enjoyment, invasion of the private right
7 of occupancy, violation of their civil rights, and bodily injury including emotional
8 distress, humiliation, embarrassment, and other special and general damages according
9 to proof.

10 42. Defendants' discriminatory actions required HRC to divert its scarce resources
11 from its other fair housing activities, and frustrates HRC's mission to eliminate housing
12 discrimination and actively promote fair housing in Los Angeles County. Accordingly,
13 HRC is an "aggrieved party" within the meaning of 42 U.S.C. § 3602(i) and CAL. GOV'T
14 CODE § 12927(g), and seeks monetary, declaratory, and injunctive relief for housing
15 discrimination by and through this action.

16 43. The unlawful practices of the Defendants as described above were and are
17 wanton, willful, malicious, fraudulent, and/or oppressive; were intended to cause injury;
18 and/or were done in conscious, callous, reckless, or deliberate disregard for the
19 federally protected rights of Plaintiffs. Accordingly, Plaintiffs are entitled to punitive
20 damages.

21 44. An actual case or controversy exists between the parties regarding Defendants'
22 duties under federal and state fair housing laws. Accordingly, Plaintiffs are entitled to
23 declaratory relief.

24 45. Unless enjoined, Defendants will continue to engage in the unlawful acts and
25 the pattern or practice of discrimination described above. Plaintiffs have no adequate
26 remedy at law. Accordingly, Plaintiffs are entitled to injunctive relief.
27
28

1 **VI. CLAIMS FOR RELIEF**

2 **First Claim - Fair Housing Act**

3 ***Discrimination based on Familial Status***

4 (By All Plaintiffs Against All Defendants)

5 46. Plaintiffs incorporate by reference each and every allegation contained in
6 paragraphs 1 through 45 above.

7 47. Defendants, by and through a pattern or practice of purposeful discrimination on
8 the basis of familial status, have violated the federal Fair Housing Act, 42 U.S.C. §§
9 3601, et seq., ("FHA") in that Defendants have injured Plaintiffs by engaging in the
10 following discriminatory housing practices:

- 11 a. Otherwise making accommodations unavailable children and individuals
12 with children in violation of 42 U.S.C. §3604(a);
13 b. Denying persons equal accommodations, and terms and conditions of
14 tenancy because of their familial status in violation of 42 U.S.C. § 3604(b);
15 and,
16 c. Making written and oral statements of preference, limitation, or
17 discrimination with respect to the rental and use and enjoyment of housing
18 accommodations based on familial status in violation of 42 U.S.C. § 3604
19 (c).

20 48. As a direct and proximate result of the acts and omissions herein alleged,
21 Plaintiffs have suffered, and continue to suffer injury.

22 49. Defendants' conduct constitutes an ongoing and continuous violation of the FHA.
23 Unless enjoined, said conduct will continue to inflict injuries for which Plaintiffs have no
24 adequate remedy at law.

25 50. Pursuant to 42 U.S.C. §3613(c)(1) and (2), Defendants are liable to Plaintiffs for
26 compensatory damages, punitive damages, injunctive relief, and attorneys fees and costs.
27
28

Second Claim - Fair Housing Act
Discrimination based on National Origin
(By All Plaintiffs Against All Defendants)

51. Plaintiffs incorporate by reference each and every allegation contained in paragraphs 1 through 50 above.

52. Defendants, by and through a pattern or practice of purposeful discrimination on the basis of national origin, have violated the federal Fair Housing Act, 42 U.S.C. §§ 3601, et seq., ("FHA") in that Defendants have injured Plaintiffs by engaging in the following discriminatory housing practices:

- a. Willfully and knowingly discriminating against individuals on the basis of national origin through preferring to rent to individuals from El Salvador, in violation of 42 U.S.C. § 3604(a);
- b. Otherwise making accommodations unavailable to tenants of Mexican and/or Guatemalan descent in violation of 42 U.S.C. §3604(a);
- c. Denying persons equal accommodations, and terms and conditions of tenancy because of their national origin in violation of 42 U.S.C. § 3604(b);
- d. Making written and oral statements of preference, limitation, or discrimination with respect to the rental and use and enjoyment of housing accommodations on the basis of national origin in violation of 42 U.S.C. § 3604 (c); and
- e. Making false representations about the availability of dwellings in violation of 42 U.S.C. §3604(d).

53. As a direct and proximate result of the acts and omissions herein alleged, Plaintiffs have suffered, and continue to suffer injury.

54. Defendants' conduct constitutes an ongoing and continuous violation of the FHA. Unless enjoined, said conduct will continue to inflict injuries for which Plaintiffs have no adequate remedy at law.

1 55. Pursuant to 42 U.S.C. §3613(c)(1) and (2) Defendants are liable to Plaintiffs for
2 compensatory damages, punitive damages, injunctive relief, and attorneys fees and costs.

3 **Third Claim - Fair Housing Act**

4 ***Discrimination based on Sex***

5 (By Plaintiff HRC Against All Defendants)

6 56. Plaintiffs incorporate by reference each and every allegation contained in
7 paragraphs 1 through 55 above.

8 57. Defendants, by and through a pattern or practice of purposeful discrimination on
9 the basis of sex, have violated the federal Fair Housing Act, 42 U.S.C. §§ 3601, et seq.,
10 (“FHA”) in that Defendants have injured Plaintiffs by engaging in the following
11 discriminatory housing practices:

- 12 a. Otherwise making accommodations unavailable to women, in
13 violation of 42 U.S.C. §3604(a);
- 14 b. Denying persons equal accommodations, and terms and conditions of
15 tenancy because of their sex in violation of 42 U.S.C. § 3604(b); and
- 16 c. Making oral statements of preference, limitation, or discrimination
17 with respect to the rental and use and enjoyment of housing
18 accommodations on the basis of sex in violation of 42 U.S.C. § 3604
19 (c).

20 58. As a direct and proximate result of the acts and omissions herein alleged, Plaintiff
21 HRC has suffered, and continues to suffer injury.

22 59. Defendants’ conduct constitutes an ongoing and continuous violation of the FHA.
23 Unless enjoined, said conduct will continue to inflict injuries for which Plaintiff HRC has
24 no adequate remedy at law.

25 60. Pursuant to 42 U.S.C. §3613(c)(1) and (2) Defendants are liable to HRC for
26 compensatory damages, punitive damages, injunctive relief, and attorneys fees and costs.
27
28

Fourth Claim – California Fair Employment and Housing Act

Discrimination based on Familial Status

(By All Plaintiffs Against All Defendants)

61. Plaintiffs incorporate by reference each and every allegation contained in paragraphs 1 through 60 above.

62. Defendants, by and through a pattern or practice of discrimination on the basis of familial status, violated the California Fair Employment and Housing Act, CAL. GOV'T CODE § 12955 et seq., ("FEHA"), by engaging in the following discriminatory housing practices:

- a. Discriminating against persons because of familial status in violation of CAL. GOV'T CODE § 12955(a);
- b. Making statements with respect to the rental of a housing accommodation that indicates preference, limitation, or discrimination based on familial status, or an intention to make that preference, limitation, or discrimination, in violation of CAL. GOV'T CODE § 12955(c);
- c. Discriminating against persons on the basis of familial status in violation of Section 51 of the Civil Code, as that section applies to housing accommodations, in violation of CAL. GOV'T CODE § 12955(d);
- d. Aiding, abetting, inciting, compelling, or coercing the doing of any of the unlawful acts or practices, or attempted to do so, in violation of CAL. GOV'T CODE § 12955(g);
- e. Otherwise making unavailable or denying a dwelling based on discrimination because of familial status, in violation of CAL. GOV'T CODE § 12955 (k); and

- 1 f. Implementing and enforcing a policy or practice that has a
2 discriminatory effect on families with children in violation of CAL.
3 GOV'T CODE § 12955.8.

4 63. As a direct and proximate result of the aforementioned acts, Plaintiffs have
5 suffered, and continue to suffer injury.

6 64. Defendants' conduct constitutes an ongoing and continuous violation of the
7 FEHA. Unless enjoined, said conduct will continue to inflict injuries for which Plaintiffs
8 have no adequate remedy at law. Pursuant to CAL. GOV'T CODE § 12989.2, Plaintiffs are
9 entitled to injunctive relief, compensatory damages, punitive damages, attorneys' fees
10 and costs.

11 **Fifth Claim – California Fair Employment and Housing Act**

12 ***Discrimination based on Sex***

13 **(By Plaintiff HRC Against All Defendants)**

14 65. Plaintiffs incorporate by reference each and every allegation contained in
15 paragraphs 1 through 64 above.

16 66. Defendants, by and through a pattern or practice of discrimination on the basis of
17 sex, violated the California Fair Employment and Housing Act, CAL. GOV'T CODE §
18 12955 et seq., ("FEHA"), by engaging in the following discriminatory housing practices:

- 19 a. Discriminating against persons because of sex in violation of CAL.
20 GOV'T CODE § 12955(a);
- 21 b. Making statements with respect to the rental of a housing
22 accommodation that indicates preference, limitation, or
23 discrimination based on sex, or an intention to make that preference,
24 limitation, or discrimination, in violation of CAL. GOV'T CODE §
25 12955(c);
- 26 c. Discriminating against persons on the basis of sex in violation of
27 Section 51 of the Civil Code, as that section applies to housing
28 accommodations, in violation of CAL. GOV'T CODE § 12955(d);

- d. Aiding, abetting, inciting, compelling, or coercing the doing of any of the unlawful acts or practices, or attempted to do so, in violation of CAL. GOV'T CODE § 12955(g);
- e. Otherwise making unavailable or denying a dwelling based on discrimination because of sex, in violation of CAL. GOV'T CODE § 12955 (k); and
- f. Implementing and enforcing a policy or practice that has a discriminatory effect on women in violation of CAL. GOV'T CODE § 12955.8.

67. As a direct and proximate result of the aforementioned acts, Plaintiff HRC has suffered, and continues to suffer injury.

68. Defendants' conduct constitutes an ongoing and continuous violation of the FEHA. Unless enjoined, said conduct will continue to inflict injuries for which HRC has no adequate remedy at law. Pursuant to CAL. GOV'T CODE § 12989.2, HRC is entitled to injunctive relief, compensatory damages, punitive damages, attorneys' fees and costs.

Sixth Claim – California Fair Employment and Housing Act

Discrimination based on National Origin

(By All Plaintiffs Against All Defendants)

69. Plaintiffs incorporate by reference each and every allegation contained in paragraphs 1 through 68 above.

70. Defendants, by and through a pattern or practice of discrimination on the basis of familial status, violated the California Fair Employment and Housing Act, CAL. GOV'T CODE § 12955 et seq., ("FEHA"), by engaging in the following discriminatory housing practices:

- a. Discriminating against and harassing persons because of national origin in violation of CAL. GOV'T CODE § 12955(a);
- b. Making statements with respect to the rental of a housing accommodation that indicates preference, limitation, or

1 discrimination based on national origin, or an intention to make that
2 preference, limitation, or discrimination, in violation of CAL. GOV'T
3 CODE § 12955(c);

4 c. Discriminating against persons on the basis of national origin in
5 violation of Section 51 of the Civil Code, as that section applies to
6 housing accommodations, in violation of CAL. GOV'T CODE §
7 12955(d);

8 d. Aiding, abetting, inciting, compelling, or coercing the doing of any of
9 the unlawful acts or practices, or attempted to do so, in violation of
10 CAL. GOV'T CODE § 12955(g);

11 e. Otherwise making unavailable or denying a dwelling based on
12 discrimination because of national origin, in violation of CAL. GOV'T
13 CODE § 12955 (k); and

14 f. Implementing and enforcing a policy or practice that has a
15 discriminatory effect on tenants and potential tenants from Guatemala
16 and Mexico in violation of CAL. GOV'T CODE § 12955.8.

17 71. As a direct and proximate result of the aforementioned acts, Plaintiffs have
18 suffered, and continue to suffer injury.

19 72. Defendants' conduct constitutes an ongoing and continuous violation of the
20 FEHA. Unless enjoined, said conduct will continue to inflict injuries for which Plaintiffs
21 have no adequate remedy at law. Pursuant to CAL. GOV'T CODE § 12989.2, Plaintiffs are
22 entitled to injunctive relief, compensatory damages, punitive damages, attorneys' fees
23 and costs.

24 ///

25 ///

Seventh Claim- Unruh Civil Rights Act
[Plaintiffs Monica Mendoza, E.P., K.P., G.P., and K.G. against All Defendants]

73. Plaintiffs hereby reallege and incorporate paragraphs 1 through 72 as if fully set forth herein.

74. Defendants injured Plaintiffs Monica Mendoza, E.P., K.P., G.P., and K.G. in violation of CAL. CIV. CODE §51 et seq., (“Unruh Act”), by discriminating against them on the basis of their familial status, and by discrimination against them on the basis of their national origin.

75. Pursuant to the Unruh Act, Plaintiffs Monica Mendoza, E.P., K.P., G.P., and K.G. are entitled to statutory damages of up to three times their actual damages as determined by the trier of fact, but no less than \$4,000 for each violation.

76. Defendants’ violation of the Unruh Act has been intentional and malicious, and/or with a conscious disregard of the rights of Plaintiffs Monica Mendoza, E.P., K.P., G.P., and K.G., thereby entitling Plaintiffs Monica Mendoza, E.P., K.P., G.P., and K.G. to punitive damages in an amount to be determined at trial, but which amount is within the jurisdictional requirements of this Court.

77. Plaintiffs Monica Mendoza, E.P., K.P., G.P., and K.G. are also entitled to an order enjoining Defendants from further discrimination on the basis of familial status and national origin and to an order awarding reasonable attorneys’ fees and costs.

78. Defendants acted and are acting with malice and oppression. Defendants are motivated by an evil intent to discriminate, and/or show a reckless and callous

1 indifference to the protected rights of Plaintiffs Monica Mendoza, E.P., K.P., G.P., and
2 K.G. Therefore, punitive damages should be awarded to Plaintiffs Monica Mendoza,
3 E.P., K.P., G.P., and K.G. pursuant to CAL. CIV. CODE §3294.

4 **Eighth Claim – Negligence**

5 **(By All Plaintiffs Against All Defendants)**

6 79. Plaintiffs incorporate by reference each and every allegation contained in
7 paragraphs 1 through 78 above, as though fully set forth herein.

8 80. Defendants owed, and continue to owe Plaintiffs a duty to operate the Subject
9 Property in a manner that is free from unlawful discrimination and to employ, train, and
10 supervise their directors, employees, agents, and themselves to fulfill that duty.
11 Defendants breached that duty by engaging in a pattern and practice of discrimination on
12 the basis of sex, national origin, and familial status as herein alleged.

13 81. Defendants' negligence includes but is not limited to:

14 A. Defendants' negligent failure to supervise themselves regarding
15 compliance with the requirements of federal and state fair housing
16 laws; and

17 B. Defendants' negligent failure to operate the Subject Property in
18 conformity with accepted industry custom and standards.

19 82. As a result of Defendants' negligence, Plaintiffs Monica Mendoza, Eduardo
20 Perez, Krista Perez, Gemma Perez and Kristina N. Garcia have been injured.

21 83. As a result of Defendants' negligence, HRC has diverted its scarce resources, and
22 has been caused to experience a frustration of its mission to eliminate discrimination in
23 housing.
24

25 **Ninth Claim - Declaratory Relief**

26 **(By All Plaintiffs Against All Defendants)**

27 84. Plaintiffs herein re-allege and incorporate by reference paragraphs 1 through 83
28 of this complaint.

1 85. In acting as herein alleged, Defendants have failed to comply with the above-
2 referenced laws which prohibit housing providers, like Defendants, from discriminating
3 on the basis of sex, national origin, and familial status as herein alleged.

4 86. These laws also require housing providers, like Defendants, to provide full and
5 equal access to housing accommodations, and to refrain from unlawful discrimination
6 on the basis of familial status, national origin and sex.

7 87. A judicial declaration is necessary and appropriate at this time in order that each
8 of the parties may know their respective rights and duties and act accordingly.

9 **VII. PRAYER FOR RELIEF**

10 Plaintiffs pray this Court enter judgment as follows:

11 1. Declare that the discriminatory practices of the Defendants as set forth
12 above, violate the Fair Housing Act, as amended, 42 U.S.C. § 3601, et seq., the
13 California Fair Employment and Housing Act, CAL. GOV'T CODE § 12955, et seq., and
14 the Unruh Act, CAL. CIV. CODE § 51, et seq.

15 2. Enjoin Defendants, their agents, employees, successors, and all other
16 persons in active concert or participation with any of the Defendants, from discriminating
17 on the basis of familial status, national origin or sex.

18 3. For temporary, preliminary and permanent injunctive relief enjoining
19 Defendants from discriminating against prospective renters and in-place tenants.

20 4. Order all Defendants, as well as the employees and agents of Defendants, to
21 engage in comprehensive fair housing training.

22 5. Order Defendants to submit to monitoring of their practices and records in
23 order to ensure compliance with the fair housing laws.

24 6. Award compensatory damages to Plaintiffs.

25 7. Award punitive damages to Plaintiffs.

26 8. Award any other such damages as may be allowed under all the above
27 federal and state laws.

28 9. Award Plaintiffs their reasonable attorneys' fees and costs.

Dated: May 12, 2010



ANNETTE MORASCH
Attorney for Plaintiffs

EXHIBIT A

POOL POLICY - ALGROVE APARTMENTS

437-40-47-50 E. Algrove, Covina, CA 91723 - (818) 339-7925

JUST A SEASONAL REMINDER TO OUR RESIDENTS:

1. Pool Hours are 9:00 A.M. to 9:00 P.M.
2. The pool is reserved exclusively for residents ONLY.
3. Management permission necessary for all guests of residents.
4. Persons having an infectious disease must stay out of pool area. Be considerate of your neighbor.
5. Tables, chairs, furniture and equipment used around the pool and patio area shall be left clean and free of debris and RETURNED neatly to their original place.
6. NO noisy behavior disturbing the other residents is permitted in or around the pool area at any time.
7. Health Dept. Regulations require that everyone with hair below the ears must wear a bathing cap at all times when in the pool.
8. No toys, innertubes or any other objects whatsoever will be allowed in the pool at any time. Radios, record players or other musical instruments are not permitted in or around the pool area.
9. No food may be served or eaten in or around the pool area at any time.
10. At no time shall anyone BBQ in the patio area.
11. No alcoholic beverages shall be served or drunk in or around the pool area at any time.
12. The pool is not to be used while being serviced or repaired.
13. DO NOT tamper with pool mechanism or pool lights.
14. DO NOT smoke in the pool.
15. XX
XX
XX
NO CHILDREN AND NO EXCEPTIONS
16. All persons use the pool AT THEIR OWN RISK. NO LIFEGUARD IS ON DUTY.
17. The management reserves the right to exclude any and all undesirable, non-conforming and ineligible persons from the use of the pool and/or pool area.
18. All bobby pins, hairpins and/or hair ornaments must be removed before entering the pool.
19. DO NOT use tanning oil or lotion and enter the pool. SUCH SUBSTANCE(S) MUST BE REMOVED PRIOR TO ENTERING POOL.
20. Use proper swimwear only - no cut-off jeans allowed.
21. NO diving allowed.
22. DO NOT use glass containers in the pool area. DO NOT LEAVE OR USE cans or bottles of beer or soft drinks in the pool area.
23. DO NOT litter pool area and grounds with debris or hang articles from balcony or lean against balcony.
24. DO NOT throw cigarettes and/or cigarette butts on patio or in carport area.
25. Please cooperate in helping keep the pool and pool area clean, safe and quiet.
26. POSTED POOL POLICY MUST BE OBSERVED BY EVERYONE.

APARTMENT POLICY - ALGROVE APARTMENTS

1. NO CHILDREN
2. No pets are allowed. Please ask guests to leave pets at home.
3. Please close all gates by hand to keep them from slamming.
4. Guests must park in the street in front of the building. At no time should they park in the garage area.
5. No loud noise (yelling, music, television, etc.) will be tolerated at any time.
6. Please do not hesitate to ask for any repair work that may be needed in your apartment.
7. Nail holes in woodwork or wooden cabinets are not permitted. Small nails may be used in the plaster.
8. Shake out rugs, dustmops, etc. in garage area ONLY. DO NOT shake from door or balcony onto pool area.

YOUR COOPERATION WILL BE APPRECIATED BY EVERYONE. THANK YOU.

THE MANAGEMENT

**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA**

NOTICE OF ASSIGNMENT TO UNITED STATES MAGISTRATE JUDGE FOR DISCOVERY

This case has been assigned to District Judge Margaret M. Morrow and the assigned discovery Magistrate Judge is Charles Eick.

The case number on all documents filed with the Court should read as follows:

CV10- 3569 MMM (Ex)

Pursuant to General Order 05-07 of the United States District Court for the Central District of California, the Magistrate Judge has been designated to hear discovery related motions.

All discovery related motions should be noticed on the calendar of the Magistrate Judge

=====

NOTICE TO COUNSEL

A copy of this notice must be served with the summons and complaint on all defendants (if a removal action is filed, a copy of this notice must be served on all plaintiffs).

Subsequent documents must be filed at the following location:

☒ **Western Division**
312 N. Spring St., Rm. G-8
Los Angeles, CA 90012

☐ **Southern Division**
411 West Fourth St., Rm. 1-053
Santa Ana, CA 92701-4516

☐ **Eastern Division**
3470 Twelfth St., Rm. 134
Riverside, CA 92501

Failure to file at the proper location will result in your documents being returned to you.

ANNETTE MORASCH (State Bar No. 263797)
amorasch@hrc-la.org
Southern California Housing Rights Center, Inc.
520 S. Virgil Ave., Suite 400
Los Angeles, CA, 90020 (213) 387-8400

UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA

MONICA MENDOZA, an individual; (See
attachment for additional parties)
PLAINTIFF(S)

v.

NEUMAN, STEINHAUSER, SAENZ & ARDITO,
LLP, a California limited liability partnership; (see
attachment for additional parties)

DEFENDANT(S).

CASE NUMBER

CV 10-03569

MAILED
(EX)

SUMMONS

TO: DEFENDANT(S): _____

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it), you must serve on the plaintiff an answer to the attached ☒ complaint ☐ _____ amended complaint ☐ counterclaim ☐ cross-claim or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff's attorney, Annette Morasch, whose address is 520 S. Virgil Ave., Suite 400, Los Angeles, CA 90020. If you fail to do so, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

Clerk, U.S. District Court

Dated: May 12, 2010

By: _____

Deputy Clerk

(Seal of the Court)

[Use 60 days if the defendant is the United States or a United States agency, or is an officer or employee of the United States. Allowed 60 days by Rule 12(a)(3)].

Additional Plaintiffs

E.P., a minor, by Monica Mendoza, his guardian;
K.P., a minor, by Monica Mendoza, her guardian;
G.P., a minor, by Monica Mendoza, her guardian;
K.G., a minor, by Monica Mendoza, her guardian;
SOUTHERN CALIFORNIA HOUSING RIGHTS CENTER, d/b/a HOUSING
RIGHTS CENTER, a California nonprofit corporation

Additional Defendants

WARREN STEINHAUSER, individually and as partner of Neuman, Steinhauser,
Saenz & Ardito, LLP; STAGEN REALTY & MANAGEMENT, INC., a
California Corporation d/b/a MARIPOSA ARMS;
STAGEN PROPERTY MANAGEMENT, INC., a California Corporation d/b/a
MARIPOSA ARMS;
THOMAS STAGEN, d/b/a MARIPOSA ARMS, individually and as President of
Stagen Realty & Management, Inc., Stagen Property Management, Inc. and
Mariposa Arms;
ELIAS GARCIA, individually and as Field Manager of Stagen Realty &
Management, Inc. and Mariposa Arms;
JOSE CALLEJAS, individually and as a Resident Manager of Stagen Realty &
Management, Inc. and Mariposa Arms

COPY

UNITED STATES DISTRICT COURT, CENTRAL DISTRICT OF CALIFORNIA
CIVIL COVER SHEET

I (a) PLAINTIFFS (Check box if you are representing yourself <input type="checkbox"/> MONICA MENDOZA, an individual; (See attachment for additional parties)	DEFENDANTS NEUMAN, STEINHAUSER, SAENZ & ARDITO, LLP, a California limited liability partnership; (See attachment for additional parties)
(b) Attorneys (Firm Name, Address and Telephone Number. If you are representing yourself, provide same.) ANNETTE MORASCH 520 S. Virgil Ave., Suite 400 Los Angeles, CA 90020 (213) 387-8400	Attorneys (If Known)

II. BASIS OF JURISDICTION (Place an X in one box only.) <input type="checkbox"/> 1 U.S. Government Plaintiff <input checked="" type="checkbox"/> 3 Federal Question (U.S. Government Not a Party) <input type="checkbox"/> 2 U.S. Government Defendant <input type="checkbox"/> 4 Diversity (Indicate Citizenship of Parties in Item III)	III. CITIZENSHIP OF PRINCIPAL PARTIES - For Diversity Cases Only (Place an X in one box for plaintiff and one for defendant.) <table style="width:100%; border: none;"> <tr> <td style="width:33%; border: none;">Citizen of This State</td> <td style="width:10%; border: none; text-align: center;">PTF</td> <td style="width:10%; border: none; text-align: center;">DEF</td> <td style="width:33%; border: none;">Incorporated or Principal Place of Business in this State</td> <td style="width:10%; border: none; text-align: center;">PTF</td> <td style="width:10%; border: none; text-align: center;">DEF</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none; text-align: center;"><input checked="" type="checkbox"/> 1</td> <td style="border: none; text-align: center;"><input checked="" type="checkbox"/> 1</td> <td style="border: none;"></td> <td style="border: none; text-align: center;"><input type="checkbox"/> 4</td> <td style="border: none; text-align: center;"><input type="checkbox"/> 4</td> </tr> <tr> <td style="border: none;">Citizen of Another State</td> <td style="border: none; text-align: center;"><input type="checkbox"/> 2</td> <td style="border: none; text-align: center;"><input type="checkbox"/> 2</td> <td style="border: none;">Incorporated and Principal Place of Business in Another State</td> <td style="border: none; text-align: center;"><input type="checkbox"/> 5</td> <td style="border: none; text-align: center;"><input type="checkbox"/> 5</td> </tr> <tr> <td style="border: none;">Citizen or Subject of a Foreign Country</td> <td style="border: none; text-align: center;"><input type="checkbox"/> 3</td> <td style="border: none; text-align: center;"><input type="checkbox"/> 3</td> <td style="border: none;">Foreign Nation</td> <td style="border: none; text-align: center;"><input type="checkbox"/> 6</td> <td style="border: none; text-align: center;"><input type="checkbox"/> 6</td> </tr> </table>	Citizen of This State	PTF	DEF	Incorporated or Principal Place of Business in this State	PTF	DEF		<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1		<input type="checkbox"/> 4	<input type="checkbox"/> 4	Citizen of Another State	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Incorporated and Principal Place of Business in Another State	<input type="checkbox"/> 5	<input type="checkbox"/> 5	Citizen or Subject of a Foreign Country	<input type="checkbox"/> 3	<input type="checkbox"/> 3	Foreign Nation	<input type="checkbox"/> 6	<input type="checkbox"/> 6
Citizen of This State	PTF	DEF	Incorporated or Principal Place of Business in this State	PTF	DEF																				
	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1		<input type="checkbox"/> 4	<input type="checkbox"/> 4																				
Citizen of Another State	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Incorporated and Principal Place of Business in Another State	<input type="checkbox"/> 5	<input type="checkbox"/> 5																				
Citizen or Subject of a Foreign Country	<input type="checkbox"/> 3	<input type="checkbox"/> 3	Foreign Nation	<input type="checkbox"/> 6	<input type="checkbox"/> 6																				

IV. ORIGIN (Place an X in one box only.)
☒ 1 Original Proceeding ☐ 2 Removed from State Court ☐ 3 Remanded from Appellate Court ☐ 4 Reinstated or Reopened ☐ 5 Transferred from another district (specify): _____
☐ 6 Multi-District Litigation ☐ 7 Appeal to District Judge from Magistrate Judge

V. REQUESTED IN COMPLAINT: JURY DEMAND: ☐ Yes ☒ No (Check 'Yes' only if demanded in complaint.)
CLASS ACTION under F.R.C.P. 23: ☐ Yes ☒ No **MONEY DEMANDED IN COMPLAINT:** \$ _____

VI. CAUSE OF ACTION (Cite the U.S. Civil Statute under which you are filing and write a brief statement of cause. Do not cite jurisdictional statutes unless diversity.)
 This action seeks relief against defendant based on three violations under the Fair Housing Act of 1968, as amended, 42 U.S.C. § 3601, et seq.

VII. NATURE OF SUIT (Place an X in one box only.)

OTHER STATUTES <input type="checkbox"/> 400 State Reapportionment <input type="checkbox"/> 410 Antitrust <input type="checkbox"/> 430 Banks and Banking <input type="checkbox"/> 450 Commerce/ICC Rates/etc. <input type="checkbox"/> 460 Deportation <input type="checkbox"/> 470 Racketeer Influenced and Corrupt Organizations <input type="checkbox"/> 480 Consumer Credit <input type="checkbox"/> 490 Cable/Sat TV <input type="checkbox"/> 810 Selective Service <input type="checkbox"/> 850 Securities/Commodities/Exchange <input type="checkbox"/> 875 Customer Challenge 12 USC 3410 <input type="checkbox"/> 890 Other Statutory Actions <input type="checkbox"/> 891 Agricultural Act <input type="checkbox"/> 892 Economic Stabilization Act <input type="checkbox"/> 893 Environmental Matters <input type="checkbox"/> 894 Energy Allocation Act <input type="checkbox"/> 895 Freedom of Info. Act <input type="checkbox"/> 900 Appeal of Fee Determination Under Equal Access to Justice <input type="checkbox"/> 950 Constitutionality of State Statutes	CONTRACT <input type="checkbox"/> 110 Insurance <input type="checkbox"/> 120 Marine <input type="checkbox"/> 130 Miller Act <input type="checkbox"/> 140 Negotiable Instrument <input type="checkbox"/> 150 Recovery of Overpayment & Enforcement of Judgment <input type="checkbox"/> 151 Medicare Act <input type="checkbox"/> 152 Recovery of Defaulted Student Loan (Excl. Veterans) <input type="checkbox"/> 153 Recovery of Overpayment of Veteran's Benefits <input type="checkbox"/> 160 Stockholders' Suits <input type="checkbox"/> 190 Other Contract <input type="checkbox"/> 195 Contract Product Liability <input type="checkbox"/> 196 Franchise REAL PROPERTY <input type="checkbox"/> 210 Land Condemnation <input type="checkbox"/> 220 Foreclosure <input type="checkbox"/> 230 Rent Lease & Ejectment <input type="checkbox"/> 240 Torts to Land <input type="checkbox"/> 245 Tort Product Liability <input type="checkbox"/> 290 All Other Real Property	TORTS PERSONAL INJURY <input type="checkbox"/> 310 Airplane <input type="checkbox"/> 315 Airplane Product Liability <input type="checkbox"/> 320 Assault, Libel & Slander <input type="checkbox"/> 330 Fed. Employers' Liability <input type="checkbox"/> 340 Marine <input type="checkbox"/> 345 Marine Product Liability <input type="checkbox"/> 350 Motor Vehicle <input type="checkbox"/> 355 Motor Vehicle Product Liability <input type="checkbox"/> 360 Other Personal Injury <input type="checkbox"/> 362 Personal Injury-Med Malpractice <input type="checkbox"/> 365 Personal Injury-Product Liability <input type="checkbox"/> 368 Asbestos Personal Injury Product Liability IMMIGRATION <input type="checkbox"/> 462 Naturalization Application <input type="checkbox"/> 463 Habeas Corpus-Alien Detainee <input type="checkbox"/> 465 Other Immigration Actions	TORTS PERSONAL PROPERTY <input type="checkbox"/> 370 Other Fraud <input type="checkbox"/> 371 Truth in Lending <input type="checkbox"/> 380 Other Personal Property Damage <input type="checkbox"/> 385 Property Damage Product Liability BANKRUPTCY <input type="checkbox"/> 422 Appeal 28 USC 158 <input type="checkbox"/> 423 Withdrawal 28 USC 157 CIVIL RIGHTS <input type="checkbox"/> 441 Voting <input type="checkbox"/> 442 Employment <input checked="" type="checkbox"/> 443 Housing/Accommodations <input type="checkbox"/> 444 Welfare <input type="checkbox"/> 445 American with Disabilities - Employment <input type="checkbox"/> 446 American with Disabilities - Other <input type="checkbox"/> 440 Other Civil Rights	PRISONER PETITIONS <input type="checkbox"/> 510 Motions to Vacate Sentence <input type="checkbox"/> 530 General Habeas Corpus <input type="checkbox"/> 535 Death Penalty <input type="checkbox"/> 540 Mandamus/Other <input type="checkbox"/> 550 Civil Rights <input type="checkbox"/> 555 Prison Condition FORFEITURE/PENALTY <input type="checkbox"/> 610 Agriculture <input type="checkbox"/> 620 Other Food & Drug <input type="checkbox"/> 625 Drug Related Seizure of Property 21 USC 881 <input type="checkbox"/> 630 Liquor Laws <input type="checkbox"/> 640 R.R. & Truck <input type="checkbox"/> 650 Airline Regs <input type="checkbox"/> 660 Occupational Safety /Health <input type="checkbox"/> 690 Other	LABOR <input type="checkbox"/> 710 Fair Labor Standards Act <input type="checkbox"/> 720 Labor/Mgmt. Relations <input type="checkbox"/> 730 Labor/Mgmt. Reporting & Disclosure Act <input type="checkbox"/> 740 Railway Labor Act <input type="checkbox"/> 790 Other Labor Litigation <input type="checkbox"/> 791 Empl. Ret. Inc. Security Act PROPERTY RIGHTS <input type="checkbox"/> 820 Copyrights <input type="checkbox"/> 830 Patent <input type="checkbox"/> 840 Trademark SOCIAL SECURITY <input type="checkbox"/> 861 HIA (1395ff) <input type="checkbox"/> 862 Black Lung (923) <input type="checkbox"/> 863 DIWC/DIWW (405(g)) <input type="checkbox"/> 864 SSID Title XVI <input type="checkbox"/> 865 RSI (405(g)) FEDERAL TAX SUITS <input type="checkbox"/> 870 Taxes (U.S. Plaintiff or Defendant) <input type="checkbox"/> 871 IRS-Third Party 26 USC 7609
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CV 10-03569

FOR OFFICE USE ONLY: Case Number: _____

AFTER COMPLETING THE FRONT SIDE OF FORM CV-71, COMPLETE THE INFORMATION REQUESTED BELOW.

COPY

CIVIL COVER SHEET

Page 1 of 2

UNITED STATES DISTRICT COURT, CENTRAL DISTRICT OF CALIFORNIA
CIVIL COVER SHEET

VIII(a). IDENTICAL CASES: Has this action been previously filed in this court and dismissed, remanded or closed? ☒ No ☐ Yes
 If yes, list case number(s): _____

VIII(b). RELATED CASES: Have any cases been previously filed in this court that are related to the present case? ☒ No ☐ Yes
 If yes, list case number(s): _____

Civil cases are deemed related if a previously filed case and the present case:

- (Check all boxes that apply) ☐ A. Arise from the same or closely related transactions, happenings, or events; or
☐ B. Call for determination of the same or substantially related or similar questions of law and fact; or
☐ C. For other reasons would entail substantial duplication of labor if heard by different judges; or
☐ D. Involve the same patent, trademark or copyright, and one of the factors identified above in a, b or c also is present.

IX. VENUE: (When completing the following information, use an additional sheet if necessary.)

- (a) List the County in this District; California County outside of this District; State if other than California; or Foreign Country, in which **EACH** named plaintiff resides.
☐ Check here if the government, its agencies or employees is a named plaintiff. If this box is checked, go to item (b).

County in this District:*	California County outside of this District; State, if other than California; or Foreign Country
Los Angeles County	N/A

- (b) List the County in this District; California County outside of this District; State if other than California; or Foreign Country, in which **EACH** named defendant resides.
☐ Check here if the government, its agencies or employees is a named defendant. If this box is checked, go to item (c).

County in this District:*	California County outside of this District; State, if other than California; or Foreign Country
Los Angeles County	N/A

- (c) List the County in this District; California County outside of this District; State if other than California; or Foreign Country, in which **EACH** claim arose.
Note: In land condemnation cases, use the location of the tract of land involved.

County in this District:*	California County outside of this District; State, if other than California; or Foreign Country
Los Angeles County	N/A

* Los Angeles, Orange, San Bernardino, Riverside, Ventura, Santa Barbara, or San Luis Obispo Counties

Note: In land condemnation cases, use the location of the tract of land involved

X. SIGNATURE OF ATTORNEY (OR PRO PER):  **Date** May 12, 2010

Notice to Counsel/Parties: The CV-71 (JS-44) Civil Cover Sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law. This form, approved by the Judicial Conference of the United States in September 1974, is required pursuant to Local Rule 3-1 is not filed but is used by the Clerk of the Court for the purpose of statistics, venue and initiating the civil docket sheet. (For more detailed instructions, see separate instructions sheet.)

Key to Statistical codes relating to Social Security Cases:

Nature of Suit Code	Abbreviation	Substantive Statement of Cause of Action
861	HIA	All claims for health insurance benefits (Medicare) under Title 18, Part A, of the Social Security Act, as amended. Also, include claims by hospitals, skilled nursing facilities, etc., for certification as providers of services under the program. (42 U.S.C. 1935FF(b))
862	BL	All claims for "Black Lung" benefits under Title 4, Part B, of the Federal Coal Mine Health and Safety Act of 1969. (30 U.S.C. 923)
863	DIWC	All claims filed by insured workers for disability insurance benefits under Title 2 of the Social Security Act, as amended; plus all claims filed for child's insurance benefits based on disability. (42 U.S.C. 405(g))
863	DIWW	All claims filed for widows or widowers insurance benefits based on disability under Title 2 of the Social Security Act, as amended. (42 U.S.C. 405(g))
864	SSID	All claims for supplemental security income payments based upon disability filed under Title 16 of the Social Security Act, as amended.
865	RSI	All claims for retirement (old age) and survivors benefits under Title 2 of the Social Security Act, as amended. (42 U.S.C. (g))

Additional Plaintiffs

E.P., a minor, by Monica Mendoza, his guardian;
K.P., a minor, by Monica Mendoza, her guardian;
G.P., a minor, by Monica Mendoza, her guardian;
K.G., a minor, by Monica Mendoza, her guardian;
SOUTHERN CALIFORNIA HOUSING RIGHTS CENTER, d/b/a HOUSING
RIGHTS CENTER, a California nonprofit corporation

Additional Defendants

WARREN STEINHAUSER, individually and as partner of Neuman, Steinhauser,
Saenz & Ardito, LLP; STAGEN REALTY & MANAGEMENT, INC., a
California Corporation d/b/a MARIPOSA ARMS;
STAGEN PROPERTY MANAGEMENT, INC., a California Corporation d/b/a
MARIPOSA ARMS;
THOMAS STAGEN, d/b/a MARIPOSA ARMS, individually and as President of
Stagen Realty & Management, Inc., Stagen Property Management, Inc. and
Mariposa Arms;
ELIAS GARCIA, individually and as Field Manager of Stagen Realty &
Management, Inc. and Mariposa Arms;
JOSE CALLEJAS, individually and as a Resident Manager of Stagen Realty &
Management, Inc. and Mariposa Arms